

046.F

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

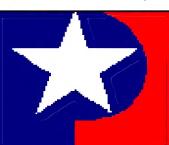
301,600 / 301,600

USE VALUE:

301,600 / 301,600

ASSESSED:

301,600 / 301,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City	
17		LEWIS AVE, ARLINGTON	

OWNERSHIP		Unit #:	1
Owner 1:	SESSA ROBIN		
Owner 2:			
Owner 3:			

Street 1:	17-19 LEWIS AVE #1
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER			
Owner 1:	WILSEN STEPHANIE -		
Owner 2:	-		
Street 1:	21 DEER PATH UNIT 6		
Twn/City:	MAYNARD		
St/Prov:	MA	Cntry:	
Postal:	01754		

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1873, having primarily Vinyl Exterior and 517 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.			

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7032																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	301,600			301,600		152328
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	297,600	0	.	.	297,600	297,600	Year End Roll	12/18/2019
2019	102	FV	295,900	0	.	.	295,900	295,900	Year End Roll	1/3/2019
2018	102	FV	264,300	0	.	.	264,300	264,300	Year End Roll	12/20/2017
2017	102	FV	242,900	0	.	.	242,900	242,900	Year End Roll	1/3/2017
2016	102	FV	228,800	0	.	.	228,800	228,800	Year End	1/4/2016
2015	102	FV	196,600	0	.	.	196,600	196,600	Year End Roll	12/11/2014
2014	102	FV	196,400	0	.	.	196,400	196,400	Year End Roll	12/16/2013
2013	102	FV	196,400	0	.	.	196,400	196,400		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
WILSEN STEPHANI	64031-491		8/5/2014		240,000
O NEIL CAROL H	47698-411		8/26/2006		253,500
FLIESLER NANCY	41983-330		2/4/2004		219,000
FLIESLER NANCY	37880-512		2/3/2003	Family	99
JOHNSON CATHY	24666-583		6/30/1994		114,000

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
12/17/2015	1945	Alterati	6,000
12/17/2015	1944	Foundati	18,000

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK; 21332 PG; 593 641-1495, Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1873	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:	1 - 1st Floor												
Const Mod:				% Own:	26.00000000												
Lump Sum Adj:				Name:	74 - 7032												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good		18. %											
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:		%			Total:	18.6 %											
Bsmt Flr:				<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ:	295.00												
Bsmt Gar:				Size Adj.:	1.35000002												
Electric: 3 - Typical				Const Adj.:	1.00999999												
Insulation: 2 - Typical				Adj \$ / SQ:	402.232												
Int vs Ext: S				Other Features:	60500												
Heat Fuel: 1 - Oil				Grade Factor:	1.00												
Heat Type: 3 - Forced H/W				NBHD Inf:	1.38000000												
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor:	1.00												
Solar HW: NO	Central Vac:	NO		Adj Total:	370467												
% Com Wall	% Sprinkled:			Depreciation:	68907												
				Depreciated Total:	301560												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [ ] Model: [ ] Serial #:																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>				046.F-0001-0001.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
More: N				Total Yard Items: [ ]				Total Special Features: [ ]								Total: [ ]	

